

STATE OF TEXAS  
COUNTY FORT BEND  
CITY OF FULSHEAR

CITY OF FULSHEAR

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FULSHEAR PLANNING COMMISSION MINUTES  
FRIDAY, OCTOBER 7, 2011

**1. Call to Order**

*A Regular Meeting of the Fulshear Planning Commission was called to order by the Chairman, Derek Einkauf at 7:59 a.m. Friday, October 7, 2011 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and quorum was present.*

**PLANNING COMMISSION MEMBERS PRESENT:**

*Derek Einkauf, Chairman  
Steve Zwick, Co-Chairman  
Robert Becker  
Mike Lavengco  
David Worley*

**PLANNING COMMISSION MEMBERS ABSENT:**

*Harold Collins  
Doug Konopka, Advisory Member  
1-vacancy*

**CITY STAFF PRESENT:**

*D. (Diana) Gordon Offord, City Secretary*

**2. Citizen's Comments**

*There were no Citizens' Comments.*

**3. Approval of Minutes**

**Regular Meeting, September 2, 2011**

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*A motion was made by Planning Commission Member Becker to approve the minutes of September 2, 2011 as presented. It was seconded by Planning Commission Member Zwick.*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, Worley, and Zwick*

*Nays: None*

*Absent: Collins and 1-vacancy*

**4. Consider and take action on Sign Permit Application from First Texas Home Health, location: Harris & Second Street, Fulshear, Texas**

*A motion was made by Planning Commission Member Worley to approve the sign permit application for First Texas Home Health, location: Harris & Second Street, Fulshear, Texas. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, Worley, and Zwick*

*Nays: None*

*Absent: Collins and 1-vacancy*

**5. Consider and take action on Sign Permit Application from The Bunker Icehouse, location 8040 FM 359, Fulshear, Texas**

*There was approximately a ten minute discussion regarding the sign permit application for "The Bunker Ice house". Chairman Einkauf stated that the request does not meet the ordinance requirement. There is one sign located on the east side and another on the north side. According the city ordinance only allowed one façade per street. Building Inspector, Michelle Kirchner, stated she would contact the "Bunker Ice house" staff to discuss this issue.*

*A motion was made by Planning Commission Member Zwick to disapprove the sign permit application for the Bunker Icehouse location 8040 FM 359, Fulshear, Texas. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, Worley, and Zwick*

*Nays: None*

*Absent: Collins and 1-vacancy*

**6. Consider and take action on Sign Permit Application from Fulshear Bouquets & Blooms, location: 8525 FM 359, Suite 104, Fulshear, Texas**

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*There was approximately a 20 minute discussion regarding Fulshear Bouquets and Blooms did not meet the city sign ordinance due to the fact their sign covered two different lease spaces. Sign ordinance states that the sign can only be ".....allowed provided there is no more than one (1) such sign per street frontage for each business located within a discreet portion of a building." The owner of the building allowed the Fulshear Bouquets and Blooms to use both sides of the lease building (one side vacant and not part of Fulshear Bouquets and Blooms business lease). Planning Commission Zwick stated that the permit should be denied and let the business owner revise their request. Chairman Einkauf stated he would like to approve with an exception so that the business owner would not have to wait another month before action could be taken on their request. Planning Commission Chairman Einkauf called for a vote.*

*A motion was made by Planning Commission Member Worley to approve sign permit for Fulshear Bouquets and Blooms location 8525 FM 359, Fulshear, Texas with the following condition: "only for actual lease space area." It was seconded by Planning Commission Member Lavengco*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, and Worley  
Nays: Planning Commission Member Zwick  
Absent: Collins and 1-vacancy*

**Planning Commission Chairman Einkauf stated he would like to take items 7 and 8 in together if there were no objections. No objection was noted from the Planning Commission Members.**

**7. Consider and take action on Cross Creek Ranch: Creek Bend @ Cross Creek Ranch Section 8- Final Plat**

**8. Consider and take action on Cross Creek Ranch: Creek Cove @ Cross Creek Ranch Section 1 -Final Plat**

*A motion was made by Planning Commission Member Worley to approve item 7 and item 8 and submit to Council for further consideration. It was seconded by Planning Commission Member Zwick. The motion was carried by the following vote:*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, Worley, and Zwick  
Nays: None  
Absent: Collins and 1-vacancy*



**9. Consider and take action on Churchill Farms Subdivision: Churchill Farms Section 2 –Final Plat**

**10. Consider and take action on Churchill Farms Subdivision: Churchill Farms Section 4-Final Plat**

*A motion was made by Planning Commission Member Zwick to approve and forward items 9 and 10 to Council for further consideration. It was seconded by Planning Commission Member Becker. The motion was carried by the following vote:*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, Worley, and Zwick*

*Nays: None*

*Absent: Collins and 1-vacancy*

**11. Review and/ or update regarding Committee Action**

*Planning Commission Chairman Einkauf stated that the Subdivision Ordinance is coming to a close and will be ready for review by the Council. He stated that the sign ordinance has come to a halt and a suggestion has been made that a few designated members visit the Woodlands and perhaps copycat their sign ordinance. No other updates were made.*

**12. Adjourn**

*A motion was made by Planning Commission Member Lavengco to adjourn. It was seconded by Planning Commission Member Zwick. The motion was carried by the following vote.*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, Worley, and Zwick*

*Nays: None*

*Absent: Collins and 1-vacancy*